

WILLIAMS DUPLEX TENEMENT
730-732 Main Street
Wheeling
Ohio County
West Virginia

HABS NO. WV-254

HABS
WVA
35-WHEEL,
45-

PHOTOGRAPHS AND
WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Department of the Interior
Washington, D.C. 20013-7127

HISTORIC AMERICAN BUILDINGS SURVEY

WILLIAMS DUPLEX TENEMENT

HABS NO. WV-254

HABS
WVA
35-WHEEL,
45

Location: 730-732 N. Main Street, (between 7th St. and 8th St.), Wheeling, Ohio County, WV

USGS: Wheeling Quadrangle, West Virginia-Ohio, Universal Mercator Coordinates 17.523460.4435850

Present Owner: 730 N. Main Street: as of February 19, 1988, Jas. R. DeGarmo
and Occupant: 732 N. Main Street: as of May 21, 1987, John C. Pugh

Present Use: Single Family Dwelling

Significance: These two simple two-storied brick structures are well-preserved examples of Italianate, middle-class town houses from the early 1880s. They are symmetrical in design with six regularly spaced bays, a continuous facade and common wall. The doors and windows are crowned with pedimented and bracketed wood hoods incised with Eastlake detailing and the continuous facade has a projecting, wood frame cornice with decorative wood brackets.

PART 1. HISTORICAL INFORMATION

A. Physical History

1. Date of erection: 1883-84. The Ohio County Land Book for 1884 states that Bertha E. Williams and Caroline L. William, each owning 16 1/2 feet of Lots 59 and 60, added a building valued at \$1,200.00 each to their respective lots. The previous year, the land book recorded that there was no building on the property. Additionally, the Deed dated 13 September, 1883 states that Bertha E. Williams together with Caroline L. Williams "has also invested in the improvement now being made on said property-consisting of a two story double brick tenement."

2. Architect: Not known.

3. Original and subsequent owners: The two buildings at 730-732 Main Street were built on the south one-half of Lot 60, in the Washington District of Wheeling, commonly known as the "Old Town of Wheeling" or "North Wheeling." 730 Main St. is situated on the north one-quarter of the south one-half of Lot 60, parcel 25.1, and 732 Main St. is on the south one-quarter, parcel 25.0. The following references to the title of this lot are found in the Ohio County, West Virginia, Deed Books.

1883 Deed dated 6 January, recorded in Deed Book 73, page 290. A.J. Clarke (Spcl. Comm.) to Caroline Williams, of Wheeling, West Virginia. \$2,300.00 paid for part of Lots 59 and 60, "being a part of the property formerly known as the third Presbyterian Church property . . . together with one half of the old materials of the Church recently torn down."

1883 Deed dated 13 September, recorded in Deed Book 74, page 404. Caroline L. Williams to daughter, Bertha E. Williams. \$5.00 paid for the undivided south one-half of the north 33 feet of the parcel of ground which was part of the property "formerly known as the Third Presbyterian Church but

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subsequently and later as the Fourth Presbyterian Church property which was situated on parts of Lots 59 and 60." The Deed does not cite the parcel number, but subsequent deeds indicate that what is referred to as the "North 33 feet" is actually the south 33 feet of Lot 60. Thus, Caroline transferred to Bertha the south one-half of the south one-half of Lot 60.

The Deed mentions that Bertha E. Williams had "invested together with the said Caroline L. Williams in the purchase of the north 33 feet of the parcel of ground" aforementioned. The title to the north one-half of the south one-half of Lot 60 remained, however, in the name of Caroline L. Williams.

- 1888 Deed dated 30 March, recorded in Deed Book 81, page 12. Bertha E. Caldwell and William H. Caldwell, her husband to her brother, W. Hudson Williams. \$3,165 paid for the undivided south one-half of the south one-half of Lot 60.
- 1900 Will written 5 July 1898, recorded in Will Book 8, page 477. Caroline L. Williams upon her death in 1900 devised to her two sons William H. Williams and Walter L. Williams, all of her "estate both real and personal to be held by them in equal proportions," which included her interest in the north one-half of the south one-half of Lot 60.
- 1942 Will probated 28 December, recorded in Will Book 23, page 60. Bertha E. Caldwell devised a parcel of land comprising a part of Lot 60 to her daughter, Eleanor Davenport Glass Caldwell. This included the entire parcel of the south one-half of the south one-half of Lot 60, known as 732 Main Street and an interest in the parcel of the north one-half of the south one-half of Lot 60, known as 730 Main Street.
- 1951 Deed dated 24 January, recorded in Deed Book 330, page 395. Eleanor D. Caldwell to her daughter, Sarah G. Caldwell. \$10.00 paid for a "parcel of land comprising a part of Lot 60, said parcel known as 730 and 732 North Main Street." No declaration of consideration of value.

Deed dated 31 January, recorded in Deed Book 332, page 197. Lois Greene, widow, of Norristown, Pennsylvania to Sarah G. Caldwell. \$10.00 paid for undivided right, title and interest in the south one-half of Lot 60. Lois Greene inherited said undivided interest as one of the heirs of Mary A. Roberts Rittenhouse, whose undivided interest was inherited from W. Hudson Williams and Walter L. Williams.

Deed dated 14 February, recorded in Deed Book 332, page 195. Charles A. Rittenhouse, 3rd, and Romayne H. Rittenhouse, his wife, of Wilmington, Delaware to Sarah G. Caldwell. \$10.00 paid for undivided right, title and interest in the south one-half of Lot 60. Charles A. Rittenhouse, 3rd inherited said undivided interest as one of the heirs of Mary A. Roberts Rittenhouse, whose undivided interest was inherited from W. Hudson Williams and Walter L. Williams.

Deed dated 27 January, recorded in Deed Book 332, page 193. Mary R. Hartman and Frank Hartman, Jr., her husband, of Falls Church, Virginia to Sarah G. Caldwell. \$10.00 paid for the undivided interest in the south 33 feet of Lot 60. The said undivided interest was inherited from W.

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Hudson Williams and Walter L. Williams.

- 1966 Deed dated 22 August, recorded in Deed Book 479, page 195. Sarah G. Caldwell to Soja Boelsckevy. \$10,000 paid for the south one-half of Lot 60.
- 1972 Deed dated 29 September, recorded in Deed Book 538, page 259. Soja Boelesckevy, unmarried, of Sault St. Marie, Michigan to Sanford Decker and Kathleen Bowman, both of Wheeling, West Virginia. \$12,500 paid for the title to two parcels of land, the south one-quarter of and the north one-quarter of Lot 60, known as 730 and 730 Main St.
- 1977 Will probated 7 April, recorded in Will Book 68, page 572. Kathleen Bowman Decker devised to Emma E. Dawson, her daughter, her real estate known as 730 Main Street; to Virginia M. Harvey, her daughter, "all the household goods and furniture located in my property known as 732 Main Street."
- 1978 Deed dated 11 July, recorded in Deed Book 584, page 574. Kenneth H. Bowman and Sharon Bowman, his wife, of Wyandotte, Michigan, Virginia Harvey, divorced, of Steubenville, Ohio, Donald L. Bowman and Dorothy G. Bowman, his wife, of Ohio County, West Virginia to W. Craig Broadwater and Chong H. Broadwater, his wife. \$15,000 paid for the south one-quarter of Lot 60, known as 732 Main Street.
- 1979 Deed dated 20 November, recorded in Deed Book 593, page 573. W. Craig Broadwater and Chong H. Broadwater, his wife to Donzel E. Hill, Jr. and Jennifer A. Hill, his wife. \$17,500 paid for the south one-quarter of Lot 60, known as 732 Main St.
- 1984 Deed dated 16 May, recorded in Deed Book 619, page 220. Emma E. Paree and Fred Paree, her husband, to Edward R. Bannan. \$3,500.00 paid for the north one-quarter of Lot 60, known as 730 Main St.
- 1987 Edward R. Bannan died 17 December intestate leaving as his sole heir at law his mother, Rita F. Bannan.
- Deed dated 21 May, recorded in Deed Book 636, page 529. Donzell E. Hill, Jr. and Jennifer A. Hill, his wife to John C. Pugh. \$29,750.00 paid for the south one-quarter of Lot 60, known as 732 Main.
- 1988 Deed dated 15 February, recorded in Deed Book 640, page 624. Rita F. Bannan, widow, to James R. Degarmo, single. \$8,000.00 paid for the north one-quarter of Lot 60 known as 730 Main.

4. Builder, contractor, suppliers: Not known. However, it should be noted that there were numerous companies offering architectural and building services in Wheeling during this period. Wheeling's classified business directory for 1882-83 lists three companies as "Architects," ten as "Bricklayers and Contractors," eight as "Brick Manufacturers," thirty as "Carpenters, Contractors and Builders," five as "Contractors," six as "Glass Manufacturers," seven as "Iron and Nail Manufacturers," two as "Mantle, Grates & C.," six "Planing Mills," and seven "Plasters."¹ Thus, while the builder, contractor and suppliers of the two tenements at 730-732 Main Street remain unknown, it is likely that they came from the

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Wheeling vicinity.

5. Original plans and construction: No longer extant. The original cost of each building was valued at \$1,200.00 according to the Ohio County Land Book for 1884.

6. Alterations and additions: None.

B. Historical Context:

The two symmetrically-designed tenements at 730-732 Main Street, were built by Caroline L. Williams and her daughter Bertha E. Williams. Caroline was the widow of Rev. Daniel Williams who was pastor of the Fourth Presbyterian Church for four or five years in 1870s, resigning because the church was unable to pay his salary. He subsequently worked at the Third Presbyterian Church and the Fourth Presbyterian was closed. The building of the Fourth Presbyterian Church was situated on the property at 730-732 Main prior to its purchase by Mrs. Williams in 1883.

As evidenced by the deed records, the purchase of the property in 1883 was considered to be an investment. Mrs. Williams and her daughter had also invested in "the improvement" of the property "consisting of a two story double brick tenement."² Although the two tenements were built and owned by Mrs. Williams and her daughter until 1888, the Wheeling city directories of the period confirm that neither party, nor any member of the Williams' family, resided at the 730-732 Main Street address. The Williams' family lived at 659 Main St. and up until her death in 1900, Caroline was still residing at that address. Her son, W. H. Williams, also lived at 659 Main until his death in 1902.

The directories indicate that the two tenements were rented out. In 1886, the Wheeling city directory listed the 730 Main Street address as the residence of John E. Walters, coal dealer.³ Additionally listed at the address were boarders Miss Lottie Walters and Miss Mamie Walters. In 1888, the tenement at 730 Main was occupied by Mark Merkel, general manager of the Wheeling Bakery Co. The tenement at 732 was rented to John Moffat, a merchant tailor with the company T.C. Moffat & Co. There was no longer any listing for John E. Walters or Mamie Walters; Lottie Walters had moved to 725 Main Street.⁴ By 1890, Mark Merkel was no longer listed at that address. Tenants and boarders were not an uncommon feature of Wheeling or Main Street. According to architectural historian, Gwendolyn Wright, "home ownership was not as widespread as many Americans wanted to believe. A survey which was first made part of the census in 1890 showed that, nationwide, only 48 percent of American families owned their own homes Renting was, after all, quite profitable to those who had the capital to invest; returns were commonly 10 to 12 percent annually, and could be as high as 40 percent."⁵

Although the buildings at 730-732 Main St. were located in one of the wealthier areas of town, they were by no means elite dwellings. They were situated on the block between 7th and 8th Street that was populated by common row houses, homes to a mixture of working and middle class people including a bookkeeper, a nailfeeder and the secretary of the Schmulbach Brewing Company. North of 7th Street the city directory of 1888 lists a coalminer at 710 Main and a whitewasher at 722 Main. Remarkable houses such as the Second Empire house of William Goering, treasurer of the Central Glass Company; the French Renaissance home of

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Christian Hess, merchant tailor; the Italian Renaissance mansion of Henry K. List, banker; and the Greek Revival mansion of Thomas Sweeney, founder of the one of the important glass companies, were all located south of 7th Street by the mid-1880s, at 701, 811, 827 and 847 Main Street. By the mid-1890s, remarkable Queen Anne buildings could be added to this list including the Wm. Stifel residence, the George E. Stifel residence, the G.W. Eckhart House as well as the Romanesque style Edward Hazlett residence and John K. List residence.

The Sanborn map of 1890 indicates that the North Main Street neighborhood was dominated by two-story, common row houses with a brick facade abutting the street. Although the 730-732 tenements were set back slightly from the street with their elevation above street level, they too were not uncommon. Many of these buildings still exist today, with a wood frame cornice and common wood hoods. Although they are Italianate in style, their architectural features are more common and typical than those of the 730-732 facade, which is distinguished by pedimented and bracketed wood hoods with Eastlake detailing and an elaborate, projecting cornice supported by wooden brackets. Many of these town houses pre-date the decades between 1860 and 1880 when the Italianate style was popular and it is believed that they were originally simple colonial town houses, later modified to conform to prevailing tastes in architectural design.

The Main Street neighborhood was one of the earliest settled areas of the town. In deed records and plat maps, it is commonly referred to as "Old Town." The Zanes settled in Wheeling in 1769 and laid out the first lots in 1793. Ebenezer Zane, one of the founders of Wheeling, built his home c. 1800 at Main and 11th Street.⁶ In 1805-06, the second brick house in Wheeling was built on the corner of Main and 8th Street.⁷ The arrival of the National Road in 1818--down 7th Street and then south on Main Street, fostered further settlement. More importantly, it brought Wheeling into a national network of commerce and manufacturing.

Over the course of the nineteenth century, with developments in transportation, technology and industry, Wheeling continued to expand in population and importance. In 1831, Congress designated Wheeling a U.S. Port of Entry. Eighteen years later, in 1849, the Suspension Bridge crossed the Ohio River and for many years remained the longest clear-span bridge in the world. In 1853, the Baltimore and Ohio railroad brought the first passenger train to Wheeling.⁸ By the 1870s, Wheeling was known as the "Nail City," producing more kegs of iron, cut nails than any other city in the United States.

The 1880s was a decade of considerable growth and change in Wheeling. In 1882, Wheeling became the fourth city in the United States to have electric lights and in 1886, the Natural Gas Co. of West Virginia began piping gas for heating homes, replacing coal-burning as the primary source of heat. In 1887, Wheeling replaced their horse-drawn trolleys (which ran along Main Street) with the Van De Poole system, becoming the third city in the country to have an electric railway system.⁹ That same year, Main Street was paved with fire brick from Wheeling Creek to 10th Street. Yet, it was housing that reflected Wheeling's expansion during this period. The Wheeling city directory for 1888 wrote that "the strongest evidence of the growth and improvement of the city can be seen by the small number of houses that are rent throughout the city . . . and the number of desirable houses now vacant are very limited. Taken altogether the indications are very favorable that Wheeling is not only increasing very considerably in population, but is on the eve of a very substantial boom . . ."¹⁰ The construction of the tenements at 730-732 Main Street in 1883-84 and others like them built for "investment" purposes

were a response to this expansion, reflecting a period of considerable geographic as well as economic mobility.

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural Character: These two simple two-storied brick structures are well-preserved examples of Italianate, middle-class town houses. Built in 1884, they are characterized by Italianate styling that, along with the related Second Empire style, dominated urban housing between 1860 and 1880.¹¹ They are symmetrical in design with six regularly spaced bays, a continuous facade and common wall. The doors and windows are crowned by pedimented and bracketed wood hoods with incised ornamentation (Eastlake detailing) and the continuous facade is capped by a projecting, wood frame cornice with decorative wood brackets. By the mid-1880s, the Queen Anne style had replaced Italianate designs as the dominant style of domestic building. The incorporation of Queen Anne Eastlake detailing on the Italianate facade reflects this transition.

2. Condition or fabric: The overall condition of the house is good.

B. Description of Exterior:

1. Over-all dimensions: Both structures have two stories and a basement.

2. Foundations: Low foundation of rock-faced stone with beveled, smooth stone water table.

3. Walls: West elevation (facade): painted brick common bond.

4. Structural system, framing: wood frame with load bearing exterior masonry walls and a common wall.

5. Stoops: Both entranceways have a concrete stoop of ten steps with an iron side railing.

6. Chimneys: One common central, brick chimney.

7. Openings:

a. Doorways and doors: The two, painted wood entrance doors are two-paneled with simple Eastlake detailing on the panels. Each door has a decorative pedimented and bracketed wood hood incised with Eastlake detailing.

b. Windows: There are three, two-light, double hung windows with segmented arch, wood surround on each facade. Pedimented and bracketed wood hoods with Eastlake detailing are above each window.

8. Roof:

a. Shape, covering: Slightly-sloped roof with asphalt shingle covering. Originally the roof was covered with slate or metal.¹²

b. Cornice: Heavy, painted wood cornice supported by decorative wood brackets.

C. Site:

1. General setting and orientation: The two tenements are situated on the south on-half of Lot 60 on a rectangular parcel of ground measuring 33'x164' with each tenement on a parcel measuring 16 1/2' x 132'. The buildings face west, in the direction of the Ohio River, and they are set back slightly from the sidewalk with an elevation above street level and a small front lawn.

PART III. SOURCES OF INFORMATION

A. Bibliography:

1. Primary and unpublished sources:

Books:

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Tingle, Edward and R. B. Naylor. Souvenir History of Wheeling. Phila: The Pictorial Publishing Co., 1906.

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Collections:

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Public Documents:

Insurance Maps of Wheeling, WV. New York: Sanborn Map Co., 1890. Located in the West Virginia Collection, West Virginia University,

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Wheeling, Ohio County, West Virginia, County Clerk's Office, Deed Book
73, 290, 1883.

Wheeling, Ohio County, West Virginia, County Clerk's Office, Deed Book
74, 404, 1883.

Wheeling, Ohio County, West Virginia, County Clerk's Office, Deed Book
81, 12, 1888.

Wheeling, Ohio County, West Virginia, County Clerk's Office, Deed Book
330, 395, 1951.

Wheeling, Ohio County, West Virginia, County Clerk's Office, Deed Book
332, 193, 195, 197; 1951.

Wheeling, Ohio County, West Virginia, County Clerk's Office, Deed Book
479, 195, 1966.

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538, 259, 1972.

Wheeling, Ohio County, West Virginia, County Clerk's Office, Deed Book
584, 574, 1978.

Wheeling, Ohio County, West Virginia, County Clerk's Office, Deed Book
593, 573, 1979.

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619, 220, 1984.

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2. Secondary and published sources:

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E. Sources Not Yet Investigated:

1. Plumbing Plans of the Hare Plumbing & Supply Company, which was in operation during the 1880s and '90s, donated to The Friends of Wheeling, Wheeling, WV.

F. Supplemental Material:

1. 730-732 Main Street in 1890. Insurance Maps of Wheeling, WV. New York: Sanborn Map Co., 1890.

Prepared by: Arlene R. Kriv
Historian
Historic American Buildings Survey
June 24, 1990

PART IV. PROJECT INFORMATION

The Historic Wheeling Recording Project was undertaken during the summer of 1990 by the Historic American Buildings Survey/Historic American Engineering Record (HABS/HAER), Robert J. Kapsch, chief, division of the National Park Service. The funding was provided by West Virginia University through the Institute for the History of Technology and Industrial Archeology, Emory L. Kemp, director. Local sponsorship was provided by the Victorian Wheeling Landmarks Foundation, Betty Nutting, Bill Fields and Frances Williams, principals. The project was supervised by Paul D. Dollnsky, chief of HABS and Project Leaders Joseph Balachowski, architect and Catherine C. Lavole, historian. The large format photography was the work of Jack E. Boucher, HABS photographer.

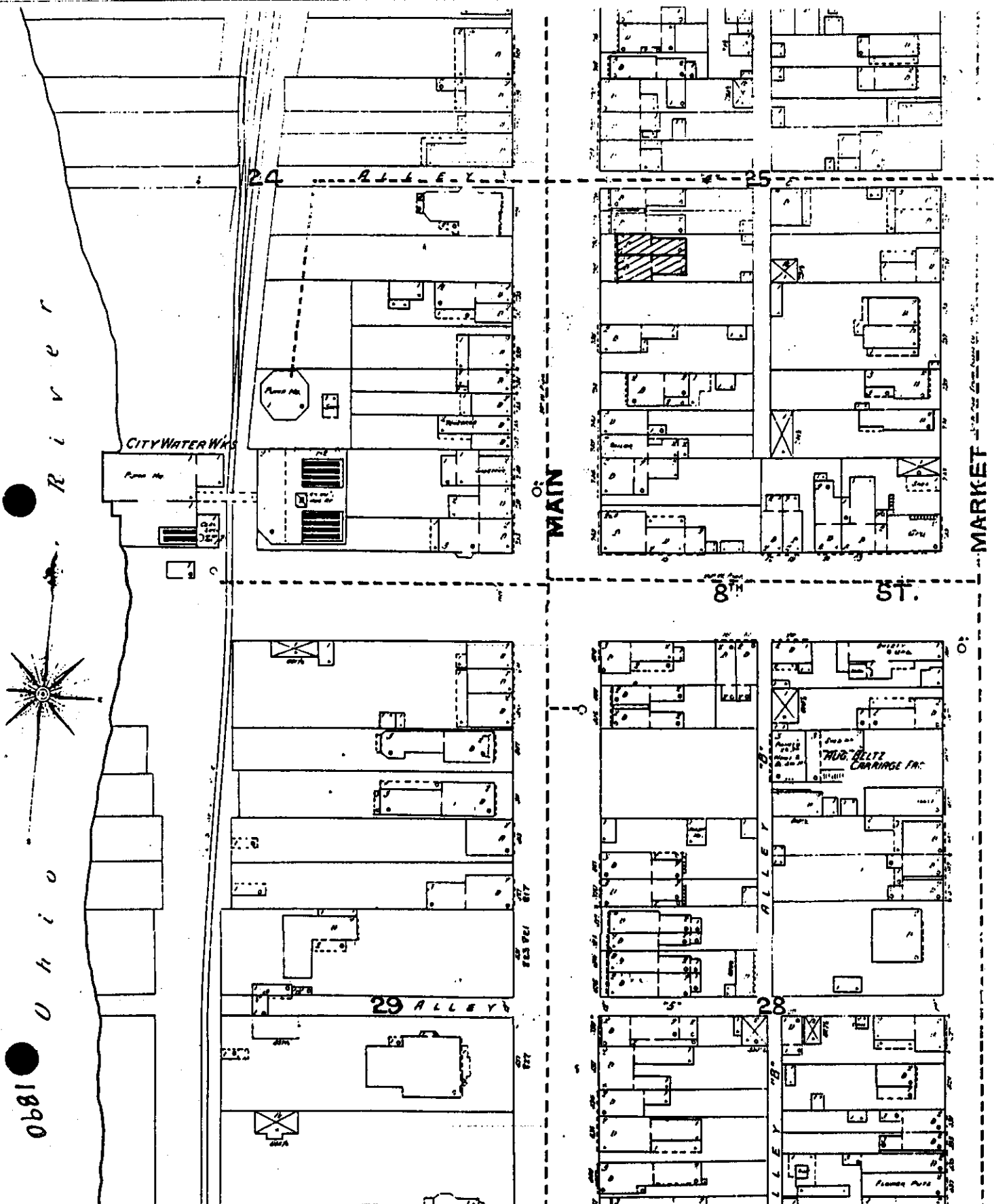
The documentation was produced in the HABS/HAER Field Office, Wheeling, West Virginia in 1990 by Professor John P. White, Supervisory Architect, Texas Tech University; Architectural Technicians Joelynn Barclay, University of Texas at Arlington; Tatiana Begelman, Columbia University; Steven C. Byington, Texas Tech University; Lazlo A. Darago, Technical University of Budapest (U.S.-ICOMOS, Hungary); Harold E. Phelps III, University of Southern California; Mark A. Radven, Texas Tech University;

NOTES:

1. W.L. Callin's Wheeling Directory. (1882-83).
2. Deed Book 74, 104.
3. W.L. Callin's Wheeling Directory (1886).
4. W.L. Callin's Wheeling Directory (1888).
5. Wright, 83.
6. Ainsworth, 18.
7. Newton, 249.
8. Ainsworth, 72.
9. McConnell, 46.
10. W.L. Callin's Wheeling Directory (1888), 17.
11. McAlester, 211.
12. See Insurance Maps of Wheeling, 1890.

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Figure #1



ADDENDUM TO:
WILLIAMS DUPLEX TENAMENT
730-732 North Main Street
Wheeling
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West Virginia

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PAPER COPIES OF COLOR TRANSPARENCIES

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